065.0	0005	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,800 / 848,800
					USE VALUE:	848,800 / 848,800
					ASSESSED:	848,800 / 848,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAN MAN HO
Owner 2:	JI MIN WEN
Owner 3:	
Street 1:	170 RUSSELL STREET
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	GREEN JENNIFER -
Owner 2:	-
Street 1:	212 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,610 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 1910 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7610.000	440,400		408,400	848,800
Total Card	0.175	440,400		408,400	848,800
Total Parcel	0.175	440,400		408,400	848,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.40 | /Parcel: 444.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 41975

GIS Ref

GIS Ref

Insp Date 06/11/09

!5634!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,400	0	7,610.	408,400	848,800	848,800	Year End Roll	12/18/2019
2019	101	FV	323,800	0	7,610.	379,300	703,100	703,100	Year End Roll	1/3/2019
2018	101	FV	323,800	0	7,610.	379,300	703,100	703,100	Year End Roll	12/20/2017
2017	101	FV	323,800	0	7,610.	332,600	656,400	656,400	Year End Roll	1/3/2017
2016	101	FV	323,800	0	7,610.	303,400	627,200	627,200	Year End	1/4/2016
2015	101	FV	316,400	0	7,610.	268,400	584,800	584,800	Year End Roll	12/11/2014
2014	101	FV	316,400	0	7,610.	253,800	570,200	570,200	Year End Roll	12/16/2013
2013	101	FV	316,400	0	7,610.	241,600	558,000	558,000		12/13/2012

PRINT

Date	Time
12/10/20	20:29:41

LAST REV

Date	Time
06/08/17	17:56:42

mmcmakin

5634

USER DEFINED

Prior Id # 1:	41975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN JENNIFER	51758-48		10/3/2008		545,000	No	No		
QUARRY VERONICA	49590-376		6/11/2007		521,000	No	No		
COILEY WILLIAM	43299-464		7/15/2004		519,000	No	No		
FLANAGAN JOHN P	42847-528		4/29/2004		525,000	No	No		
ALDRED KAREN B	41597-336		12/12/2003	Family	90,000	No	No		
ALDRED KAREN B	37764-356		1/23/2003	Family	1	No	No		
ALDRED KAREN B	36612-486		10/3/2002	Family	1	No	No		
ALDRED THOMAS	27966-304		12/11/1997	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	850	Solar Pa	22,000		7/1/2015			Install 33 solar p
4/2/2014	271	Re-Roof	9,680					
8/5/1994	409		40,700					ADD 24X30 2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
6/12/2014	External Ins	PC	PHIL C
6/11/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/7/2007	MLS	HC	Helen Chinal
10/7/2004	MLS	MM	Mary M
4/19/2000	Inspected	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7610		Sq. Ft.	Site		0	70.	0.77	12			Med. Tr	-10					408,431						408,400	

Total AC/HA: 0.17470 | Total SF/SM: 7610 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,431 | Spl Credit | Total: 408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19973826
Const Adj.:	0.99989998
Adj $ / SQ:	149.952
Other Features:	116250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493722
Depreciation:	53322
Depreciated Total:	440400

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

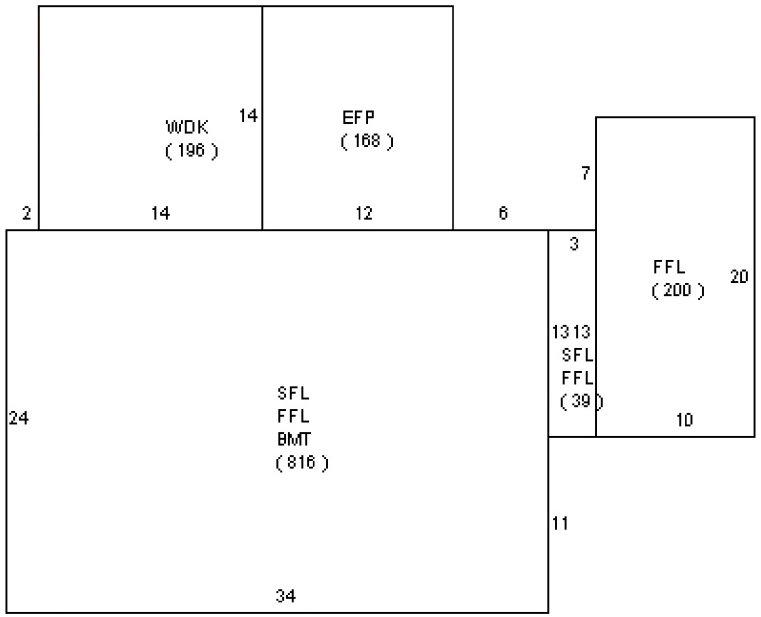
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.95
Special Features:	0	Val/Su Net:	142.52
Final Total:	440400	Val/Su SzAd	230.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,055	149.950	158,200
SFL	Second Floor	855	149.950	128,209
BMT	Basement	816	44.990	36,708
WDK	Deck	196	11.100	2,176
EFP	Enclos Porch	168	43.430	7,296

Net Sketched Area:	3,090			Total:	332,589
Size Ad	1910	Gross Are	3090	FinArea	1910

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0005-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	